

**WARRANTY DEED**

Paul du Coudray, a single male resident of the State of New Mexico, whose mailing address is: 637 Alto Street, Apt. B, Santa Fe, NM 87501, for consideration paid, grants to: Kyle J. Tisdell, a single male resident of the State of New Mexico, whose mailing address is: 208 Paseo del Pueblo Sur #501, Taos, NM 87571, the Real Estate legally described on Exhibit "A" attached hereto and hereby made a part hereof, with Warranty Covenants, subject to Easements, Covenants, and Conditions and Restrictions of Record as shown on Exhibit "B" attached hereto and hereby made a part hereof.

Witness my hand and seal this 7<sup>th</sup> day of July, 2022.

*Paul du Coudray*  
Paul du Coudray

STATE OF NM )  
 )SS:  
COUNTY OF Taos )

On this 13<sup>th</sup> day of July, 2022, before me personally appeared Paul du Coudray, to me known to be the person described in and who executed the foregoing instrument and acknowledges that they executed the same of their own free act and deed.

*Rosalie Gomez*  
Notary Public  
My Commission Expires: 2/22/24

(SEAL)

STATE OF NEW MEXICO  
NOTARY PUBLIC  
ROSALIE GOMEZ  
COMMISSION # 1114321  
EXPIRES FEBRUARY 22, 2024

**EXHIBIT "A"**

UNIT 501, Building 500, according to the the Central Station Condominium Declaration filed for record in Book M-667 at pages 2-26, as more fully shown on that plat of survey entitled "The Central Station Condominium", by Robert A. Watt, NMPS#11770, of Red Tail Surveying, Inc., bearing project no. 1073, Condo A, and being filed for record in Cabinet E at page 153-B and in Cabinet E at page 159-B, records of Taos County, New Mexico.

TAOS COUNTY  
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**EXHIBIT "B"**

Easement dated March 24, 1978, from David N. Showalter and F. Elizabeth Showalter to Kit Carson Electric Cooperative, Inc., and Mountain States and Telephone and Telegraph Co., recorded in Book M-66, page 524, records of Taos County, New Mexico.

Abandonment and Vacation of Easement dated 7/22/04 by Florence Elizabeth Showalter, Trustee of the David Nealy Showalter and Florence Elizabeth Showalter Revocable Trust, a/k/a the Showalter Family Trust, under Trust Agreement dated December 30, 1993 and Kit Carson Electric Cooperative, Inc., recorded in Book M-450, pages 538-539, records of Taos County, New Mexico.

Abandonment and Vacation of Easement by Kit Carson Electric Cooperative, Inc., a New Mexico Corporation, recorded in Book M-450, pages 540-541, records of Taos County, New Mexico.

Right of Way Easement by and between Florence Elizabeth Showalter, Trustee of the David Nealy Showalter and Florence Elizabeth Showalter Revocable Living Trust a/k/a Showalter Family Trust, under Trust Agreement dated December 30, 1993 and Kit Carson Electric Cooperative, Inc., recorded in Book M-450, pages 542-545, records of Taos County, New Mexico.

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, rights of co-tenants and limitations on title created by the New Mexico Condominium Act as set forth in the Condominium Declaration for

Central Station Condominium recorded in Book 667, pages 2-26, records of Taos County, New Mexico and in the related By-Laws records and in any instrument creating the estate of interest insured by this policy; and in any other allied instrument referred to in any of the instruments aforesaid .

Spring Box Easement dated December 5, 2008, recorded in Book 668, pages 678-681, records of Taos County, New Mexico.

Northern Channel Easement dated December 5, 2008, recorded in Book 668, pages 682-687, records of Taos County, New Mexico.

25' (foot) easement along the South boundary; Encroachment of fences onto adjoining property along the Western and Southern boundary; Encroachment of 36" concrete pipes onto insured property along the Southern boundary; proposed easement for underground culvert access, proposed point of diversion for spring ditch, sewer lift station, 10' (foot) sewer line easement for benefit of adjacent Tract B, 5' (foot) pedestrian easement; Any easement or claim or easement for electric transformer, electric meters, water meter and any underground utility line associated therewith, all as shown on Survey Plat entitled "The Central Station Condominium" dated July 7, 2008, prepared by Robert A. Watt, NMPS #11770, Red Tail Surveying, Job #1073. Condo A, recorded in Cabinet E, page 153-B, records of Taos County, New Mexico.

Right-of-Way Easement notarized October 29, 2019, from Central Station Condominiums - Cody West\_ to Kit Carson Electric Cooperative, Inc., filed for record in Book 940, pages 548-549, records of Taos County, New Mexico.

Rights incident to use and maintenance of irrigation ditch

